



Dundee Township Park District

Randall Oaks Indoor Aquatic Center Study

FGMARCHITECTS

Jan 22, 2025

FGMA#: 24-4115.02

Item	Description	Remarks	Batherload	Quantity	Unit	\$ / Unit	Cost	Totals
1.0	SITE DEVELOPMENT							
1.1	Site Demolition			1	allowance	0	0	
1.2	Stormwater	connect new areas to existing basin		1	allowance	50,000	50,000	
1.3	Site Grading	strip topsoil & replace		1	allowance	100,000	100,000	
1.4	Parking	asphalt, curb and gutter, lighted		75	spaces	4,000	300,000	
1.5	Service Drive			1	allowance	60,000	60,000	
1.6	Concrete Walkways			1	allowance	60,000	60,000	
1.7	Site Utilities			1	allowance	120,000	120,000	
1.8	Site Restoration			1	allowance	40,000	40,000	
1.9	Soccerfield Restoration	not required		1	allowance	0	0	
1.10	Landscaping			1	allowance	30,000	30,000	
1.11	Roadway to Park Service	pathway extension to new parking lot		1	allowance	30,000	30,000	
1.12	Sun Patio	concrete		1,400	SF	12	16,800	
	Subtotal							\$806,800

Item	Description	Remarks	Batherload	Quantity	Unit	\$ / Unit	Cost	Totals
2.0	INDOOR AQUATICS - MAIN LEVEL							
2.1	Lap Pool Building	24' clear height		4,690	SF	800	3,752,000	
2.2	Lap Pool	8 lanes, 25 yard, diving, 4'-12' deep	188	4,690	SF	400	1,876,000	
2.3	Shall Water Building	24' clear height		490	SF	800	392,000	
2.4	Shall Water Extension	1.5' - 4.0' deep, water bench	33	490	SF	375	183,750	
2.5	Hottub Building			610	SF	750	457,500	
2.6	Hottub		17	250	SF	500	125,000	
2.7	Pool Deck Building	broom finished concrete	98	4,880	SF	700	3,416,000	
2.8	Bleacher Seating	at mezzanine	230	0	SF	0	0	
2.9	Team Meeting Room(s)	4 total @ 190 each		760	SF	650	494,000	



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2.10	Men's Locker Room	2 tilts, 3 urnl, 2 lavs, 5 shwr (500)		1,225	SF	700	857,500	
2.11	Women's Locker Room	5 tilts, 2 lavs, 5 shwr (500)		1,350	SF	700	945,000	
2.12	Janitors Closet			100	SF	600	60,000	
2.13	Family Changing Room(s)	1 lav, 1 tilt, 1 shwrs 3 @ 135 each		405	SF	700	283,500	
2.14	Party Rental Room	capacity 30, kitchenette		640	SF	650	416,000	
2.15	Staff Locker Room							
2.16	Lockers			200	SF	600	120,000	
2.17	Restroom Suite(s)	1 lav, 1 tilt, shwr each 2 @ 100 each		200	SF	700	140,000	
2.18	Guard Room			200	SF	600	120,000	
2.19	First Aid Room			100	SF	600	60,000	
2.20	Supervisor's Office			150	SF	700	105,000	
2.21	Control Desk			270	SF	700	189,000	
2.22	Vestibule			160	SF	700	112,000	
2.23	Lobby			1,055	SF	700	738,500	
2.24	Vending			40	SF	600	24,000	
2.25	Pool Equipment Room	potentially to small		1,700	SF	600	1,020,000	
2.26	Chemical Storage			145	SF	600	87,000	
2.27	Pool Storage			575	SF	500	287,500	
2.28	Mechanical Room			225	SF	600	135,000	
2.29	Electrical Room			315	SF	600	189,000	
2.30	Service Corridor			2,260	SF	500	1,130,000	
2.31	Stairs to Mezzanine			450	SF	400	180,000	
2.32	Elevator to Mezzanine			1	allowance	90,000	90,000	
2.33	Circulation	new construction		1,980	SF	700	1,386,000	
2.34	Circulation	remodeling of existing		610	SF	300	183,000	
	Subtotal			25,785				\$19,554,250

3.0 INDOOR AQUATICS - MEZZANINE LEVEL

3.1	Stairs to Lower Level			450	SF	400	180,000	
3.2	Elevator to Lower Level	see main level		1	allowance	0	0	
3.3	Circulation			1,200	SF	600	720,000	
3.4	Bleacher Seating			3,000	SF	600	1,800,000	
	Subtotal			4,650				\$2,700,000

4.0 SUBTOTAL

\$23,061,050



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5.0	MISCELLANEOUS							
5.1	Pool Accessories	lane lines, clocks, starting blocks, etc.		1	allowance	50,000	50,000	
5.2	Deck Furniture			1	allowance	40,000	40,000	
5.3	Bleachers			1	allowance	450,000	450,000	
5.4	Lockers	men, women, staff, team		1	allowance	120,000	120,000	
5.5	Diving Board	1 meter		2	allowance	40,000	80,000	
5.6	Drop Slide			0	allowance	60,000	0	
5.7	Climbing Wall	???? Challenge course		1	allowance	0	0	
5.8	Young entertainment	play structure, vortex pool		1	allowance	0	0	
5.9	Acoustical Treatment			1	allowance	40,000	40,000	
5.10	Sound System			1	allowance	40,000	40,000	
5.11	Millwork	reception desk, party room		1	allowance	50,000	50,000	
5.12	Office Furniture			1	allowance	10,000	10,000	
5.13	Signage			1	allowance	20,000	20,000	
	Subtotal							\$900,000

6.0 TOTAL CONSTRUCTION 565 **\$23,961,050**

Item	Description	Remarks	Batherload	Quantity	Unit	\$ / Unit	Cost	Totals
7.0	CONTINGENCIES, FEES AND EXPENSES							
7.1	CM's General Conditions (estimated)					6%	1,437,663	
7.2	CM's Overhead and Profit (estimated)					4%	1,015,949	
7.3	CM's Insurance and Bonds					2%	528,293	
7.4	Design/Bidding Contingency					10%	2,641,466	
7.5	Escalation / Inflation	Fall 2026 Construction Start				8%	2,324,490	
	Subtotal							\$7,947,861

8.0 GRAND TOTAL CONSTRUCTION **\$31,908,911**

Item	Description	Remarks	Batherload	Quantity	Unit	\$ / Unit	Cost	Totals
9.0	OWNER'S OTHER EXPENSES (SOFT COSTS)							
9.1	Architectural/Engineering Compensation				estimated	2,712,257	2,712,257	
9.2	Specialty Consultants (civil, aquatics, acoustical, landscape)				allowance	250,000	250,000	
9.3	Site Surveys				allowance	20,000	20,000	
9.4	Soils and Material Testing				allowance	20,000	20,000	
9.5	Printing & Misc. Expenses				allowance	20,000	20,000	



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9.6	Permits (reduced)	assume waived			allowance	0	0		
9.7	Legal / Bond				allowance	0	0		
9.8	Utility Company Fees				allowance	70,000	70,000		
9.9	Contingency for additional Owner's Expenses				allowance	151,113	151,113		
9.10	Owner's Construction Change Order Contingency				5%	1,595,446	1,595,446		
	Subtotal						\$4,838,816		
10.0	TOTAL PROJECT COST / CONCEPT DRAWING							\$36,747,727	